# Navy Encroachment Management

## Land Trust Alliance Rally
## Nashville, TN

## 13 October 2006

**Alan F. Zusman, AICP**

**Program Manager**

**AICUZ and Encroachment Management**

# CNO Encroachment Management OPNAVINST 11010.40

## Establishes Navy-wide policy and guidelines

- **Roles and Responsibilities**
- **Defines 14 Encroachment Challenges/Potential Mission Impacts**
  - Cornerstone of the EAP analysis
- **Establishes Encroachment Database**
- **Details Encroachment Action Plan (EAP) process and content**
- **Details Encroachment Partnering (EP) program execution**
- **Integrates Navy Range Program (TAP)**
- **Anticipate CNO N4 signature November 06**

# Encroachment Management Budget

- **Navy OM&N funding:**
  - **FY 06 - $7.2M**
  - **FY 07 - $8.5M**
  - **FY 08 - $8.0M**
  - **FY 09 - $8.0M**
  - **FY 10 - $8.0M**
  - **FY 11 - $8.0M**

- **OSD REPI funding for EP (acquisition only)**
  - **FY06 - - Navy $7.93M**
  - **FY07 - $40M estimated total for all Services**

# Encroachment Action Plan Development

- Encroachment Action Plan (EAP) identifies, quantifies, and provides mitigation strategies for the potential encroachment threats to an installation
- EAPs delineate short, mid, and long-term strategies to address encroachment threats at that installation
- The Installation Commander and Regional Commander will use the EAP to request resources to implement the strategies
- EAP is a far-reaching document that looks beyond traditional planning boundaries (e.g., outside DNL 65, APZs, ESQD arcs, etc)
- Recommendations need to be specific actions
  - If acquisition is the action, a detailed acquisition plan including maps, estimated costs, and supporting rationale will be generated
- EAP requires continual monitoring and updating

# Encroachment Challenges

- Urban Growth
- Airborne noise
- Competition for airspace, land, and sea space
- Competition for scarce resources (oil, gas, minerals)
- Threatened and Endangered Species
- Maritime issues
- Ordnance – Unexploded Ordnance/Munitions
- Safety Arcs
- Frequency spectrum
- Air Quality
- Water Quality
- Interpretation of Environmental regulations
- Inter-Agency Coordination
- Legislative initiatives

# Navy EAP List FY05/06

| Region | Ongoing EAPs (* = completed) | | Region | Ongoing EAPs |
|---|---|---|---|---|
| Southwest | NAS Fallon* | | Southeast | NAS Kingsville |
| Southeast | NAS JRB Fort Worth* | | Southeast | NS Mayport |
| Southwest | NAS El Centro | | Southeast | NAS Whiting Field |
| Mid-Atlantic | NSA Norfolk, Northwest Annex | | Washington | NSA South Potomac Dahlgren/Indian Head |
| Southwest | NB Ventura County | | Washington | NAS Pax River |
| Southeast | NAS JRB New Orleans | | Southeast | NAS Jacksonville (including OLF) |
| Southwest | NAWS China Lake | | Southeast | NAS Key West |

# Navy EAP List FY07/08

| Region | FY07 | | Region | FY08 |
|---|---|---|---|---|
| Mid-Atlantic | NAES Lakehurst | | Guam | Guam |
| Northwest | NAS Whidbey Island | | Southwest | NB San Diego |
| Hawaii | NS Pearl Harbor, HI | | Southeast | SUBASE Kings Bay |
| Southwest | NS Great Lakes | | Southwest | NB Point Loma |
| Midwest | NWS Seal Beach | | Mid-Atlantic | NAB Little Creek |
| Mid-Atlantic | NS Norfolk | | Southeast | NAS Meridian |
| Hawaii | PMRF Kauai, HI | | Mid-Atlantic | NWS Yorktown |
| Northwest | NB Kitsap | | Southeast | CBC Gulfport |
| Southwest | NB Coronado | | Northeast | SUBASE New London |
| | | | | |

# Encroachment Partnering Objective

**Navy's goal is the preservation and sustainment of conditions that are compatible with our Mission and that achieve Operational Assurance……**

# Encroachment Partnering (EP)

**Foundation of the program is an active local command effort to work with local, regional, and State conservators as well as local and State agencies; and community leaders to identify partnering opportunities**

# Navy Policy Implementing 2684a

- Does not authorize acquisition for direct support of operations
- Real estate based acquisition with interest up-front
- Consider all entities, don’t favor or exclude any entities
- Programmatic approach to identifying and prioritizing encroachment both current and in foreseeable future
- Develop planning, prioritization, and funding processes
- NAVFAC tasked as primary planning and execution authority for identified requirements
- ASN(I&E) to retain overall policy and approval authority for projects

# Lessons Learned

- EP was created to stop imminent development because MILCON could not react in time
  - Must find process that increases efficiency and effectiveness
- Cheaper than MILCON because of cost sharing
  - Contribution amount depends upon Partner
  - Any deal less than 100% is a good deal for the Government
- Must be programmatic through use of IPLs and EAPs
- Many players involved in EP Planning and Acquisition
  - NAVFACHQ, FECs, Region, Installation, CNIC, CNO, ASN
  - RES/BD/ENV/Counsel/CPL from the above organizations
- Partners have real estate lead for making offers to willing sellers—we're not in charge!
- Start EARLY, VERY EARLY!!

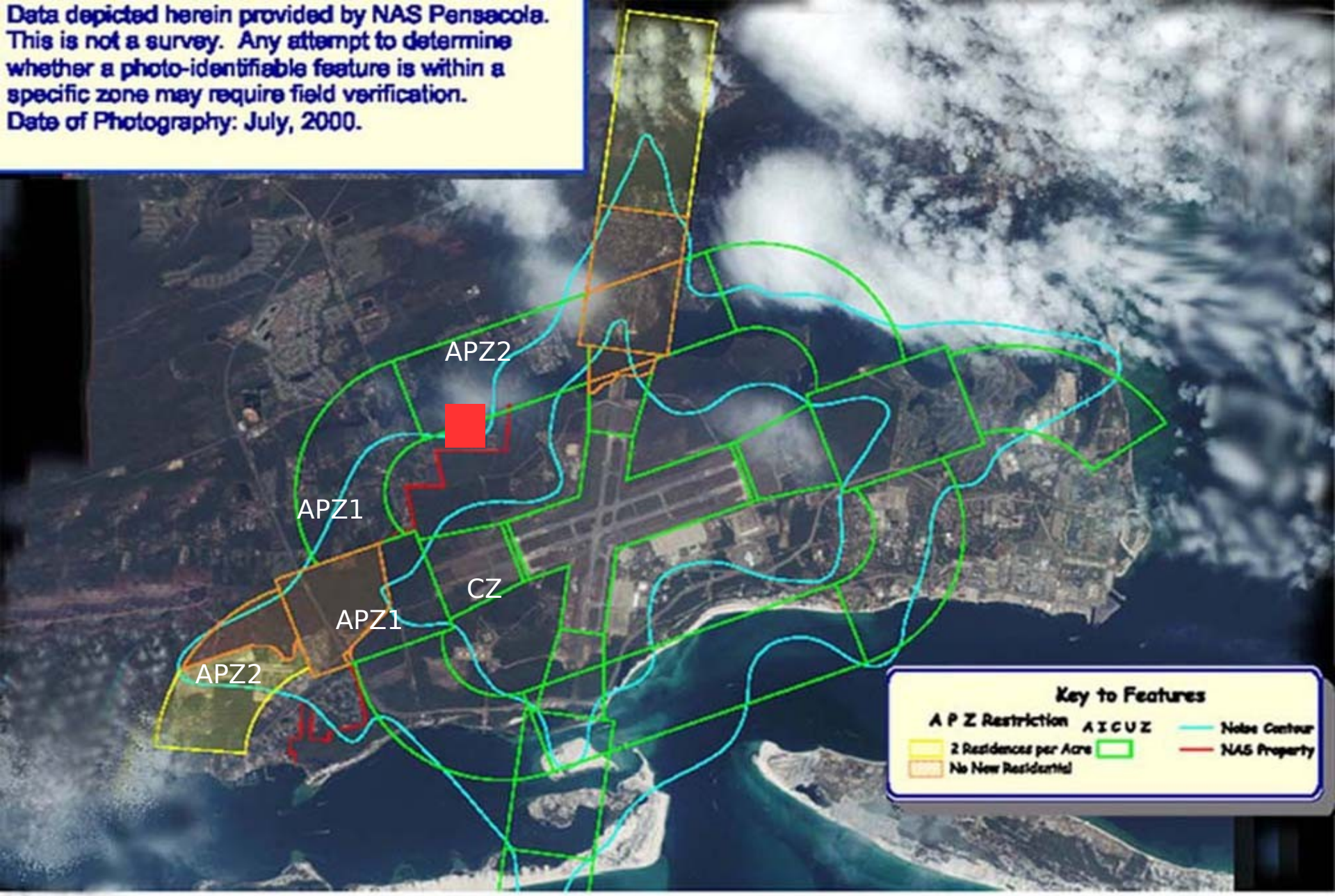
# Navy EP Program

- **FY04 NAS Pensacola, FL with Escambia County (48 Acres)**
- **FY05 La Posta MWTR, CA with State and TNC (320 total acres)**
- **FY05 OLF Whitehouse, FL with State (1650 acres)**
- **FY06 NAS Fallon, NV with County (1000+ acres) * (easements only)**
- **FY06 NAS Whiting Field, FL with State (4,000 acres)***
- **FY06 OLF Coupeville, WA with Whidbey Camano Land Trust (35 acres)**

*** Ongoing purchases under multi-year agreement**

**FY07 Potential**

- **Continued funding of Fallon and Whiting Field Agreements**
- **NAS Whiting Field, FL with County or NGOs (600 acres) (easements)**
- **Bugg Spring Acoustic Facility, FL - need partners (60 acres)**
- **NAS Meridian Sea Ray Target Range, MS - need partners (100 acres)**
- **NB Ventura County, CA with State and CCC (550 acres)**
- **NAS Whidbey Island, WA with City and County (15 acres)**
- **NAS JRB New Orleans, LA - need partners (1000+ acres)**
- **NAES Lakehurst, NJ - need partners (1700+ acres)**


Data depicted herein provided by NAS Pensacola.
This is not a survey. Any attempt to determine whether a photo-identifiable feature is within a specific zone may require field verification.
Date of Photography: July, 2000.
APZ2
APZ1
CZ
APZ1
APZ2
Key to Features
A P Z Restriction
2 Residences per Acre
No New Residential
AICUZ
Noise Contour
NAS Property
AICUZ
APZ RESTRICTIONS
GIS DIVISION
AUGUST, 2001

# BAYOU GRANDE PARCEL AT NAS PENSACOLA, FL

# OLF WHITEHOUSE, FL

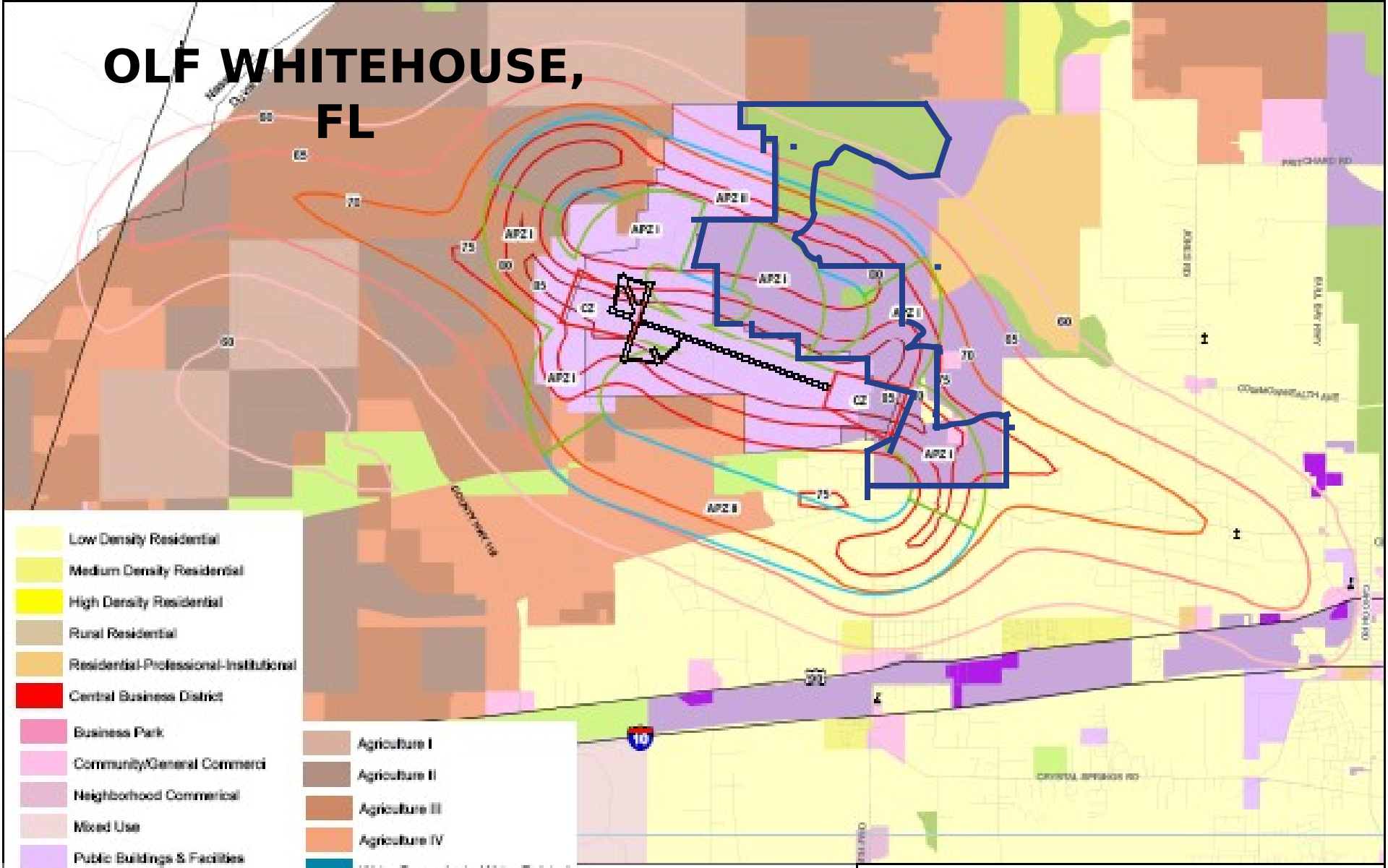
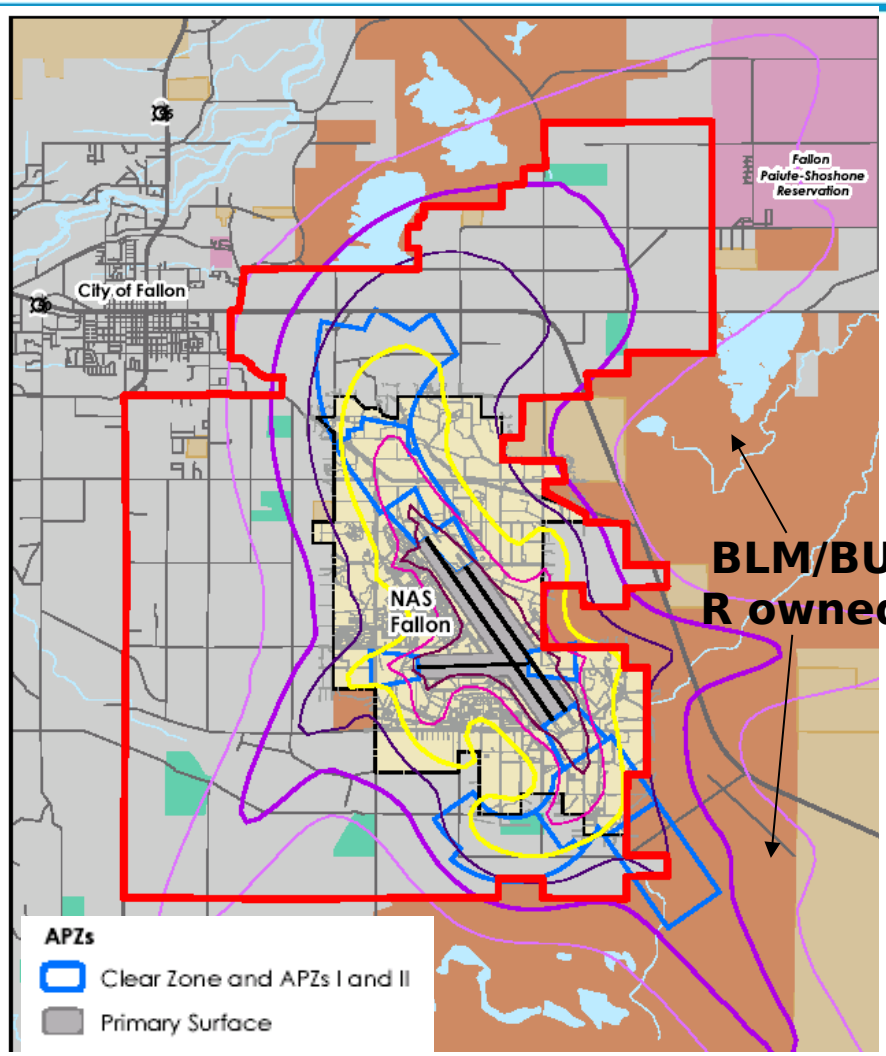



Figure 7-5
Land Use within AICUZ Footprint
OLF Whitehouse

Air Installation Compatible Use Zones
AICUZ Update 2004
NAS Jacksonville and OLF Whitehouse

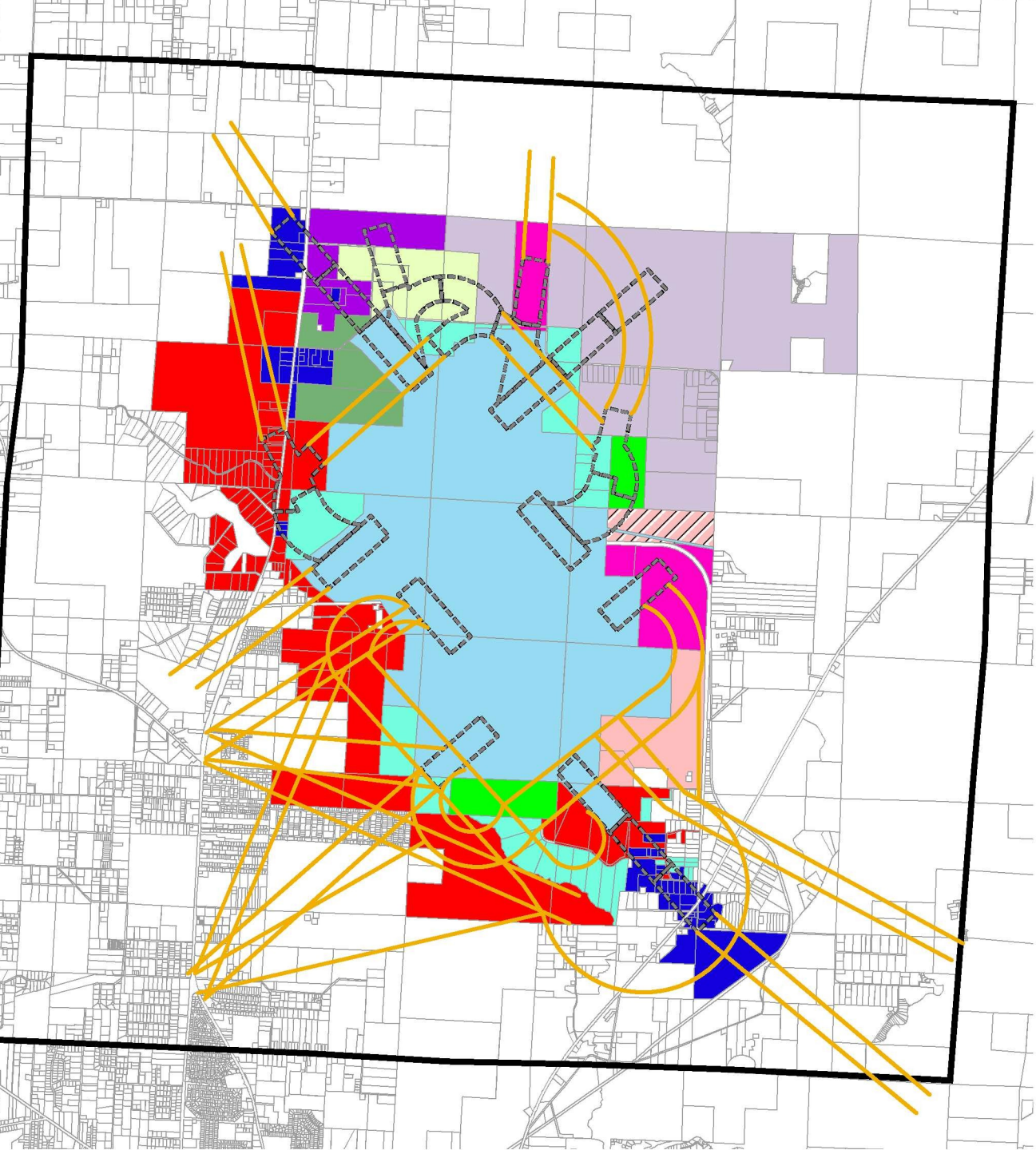
# NAS Fallon Land Use Compatibility Area




## Expand Zoning Buffer Area

- @24,000 acres
- Natural Growth Corridors
- Noise 60dB +/- (to be updated)
- APZs (to be updated)
- Expansion of R/W 7/25
- Land Ownership
- Natural Boundaries

**Requires County Action**



# *Priority Acquisition List*

## Legend

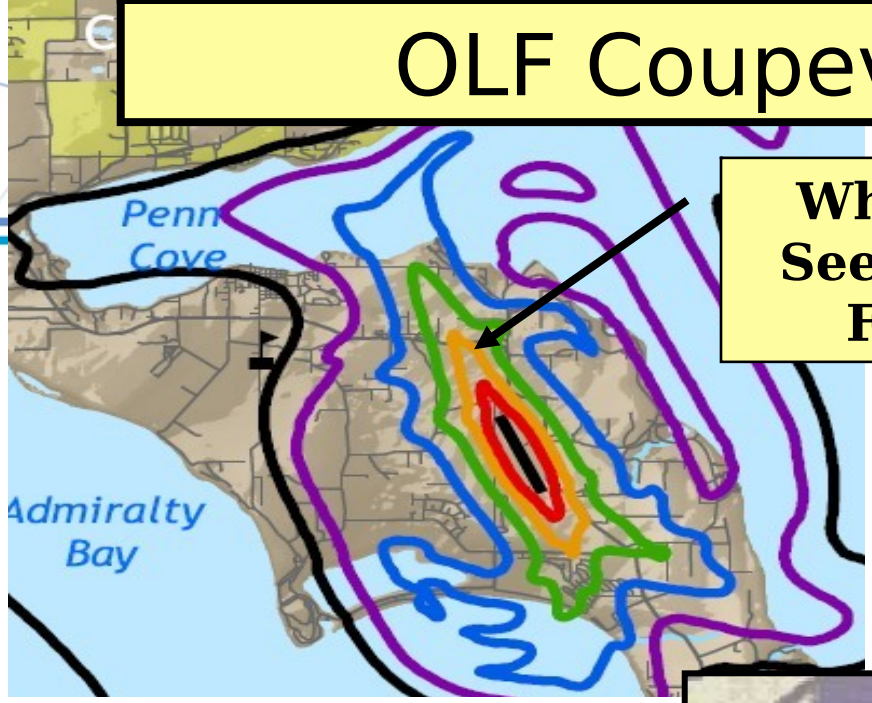
- Area of Land Use Compatability Concerns
- Accident Potential Zones
- Flight Tracks
- Clear Creek I
- Clear Creek II
- Greenways & Trails (OGT)
- NAS Whiting Field EP I
- NAS Whiting Field EP II
- SRC Desired Purchase/EP III
- Santa Rosa County Desired Purchase
- Santa Rosa County Ownership
- Potential Future Navy/Non-FL Projects
- Targeted for AG Easements
- Acquired
- NAS Whiting Field

N
W E
S

Miles
0 0.5 1 2

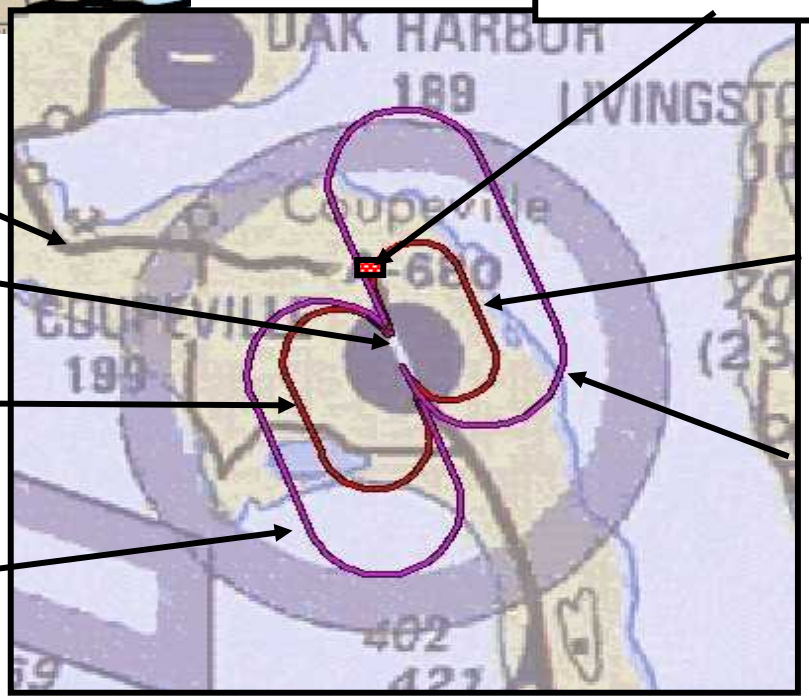
Map Document: (C:\mav's-d-drive\mav\marty-projects\Grants for Land Acquisitions\Priority-Data-Jul-06\Navy 25 Percent Funding.mxd)
10/4/2006 -- 10:23:06 AM

# OLF Coupeville, WA




**Whidbey Seed Tree Farm**

**Whidbey Seed Tree Farm**




**State Route 20**

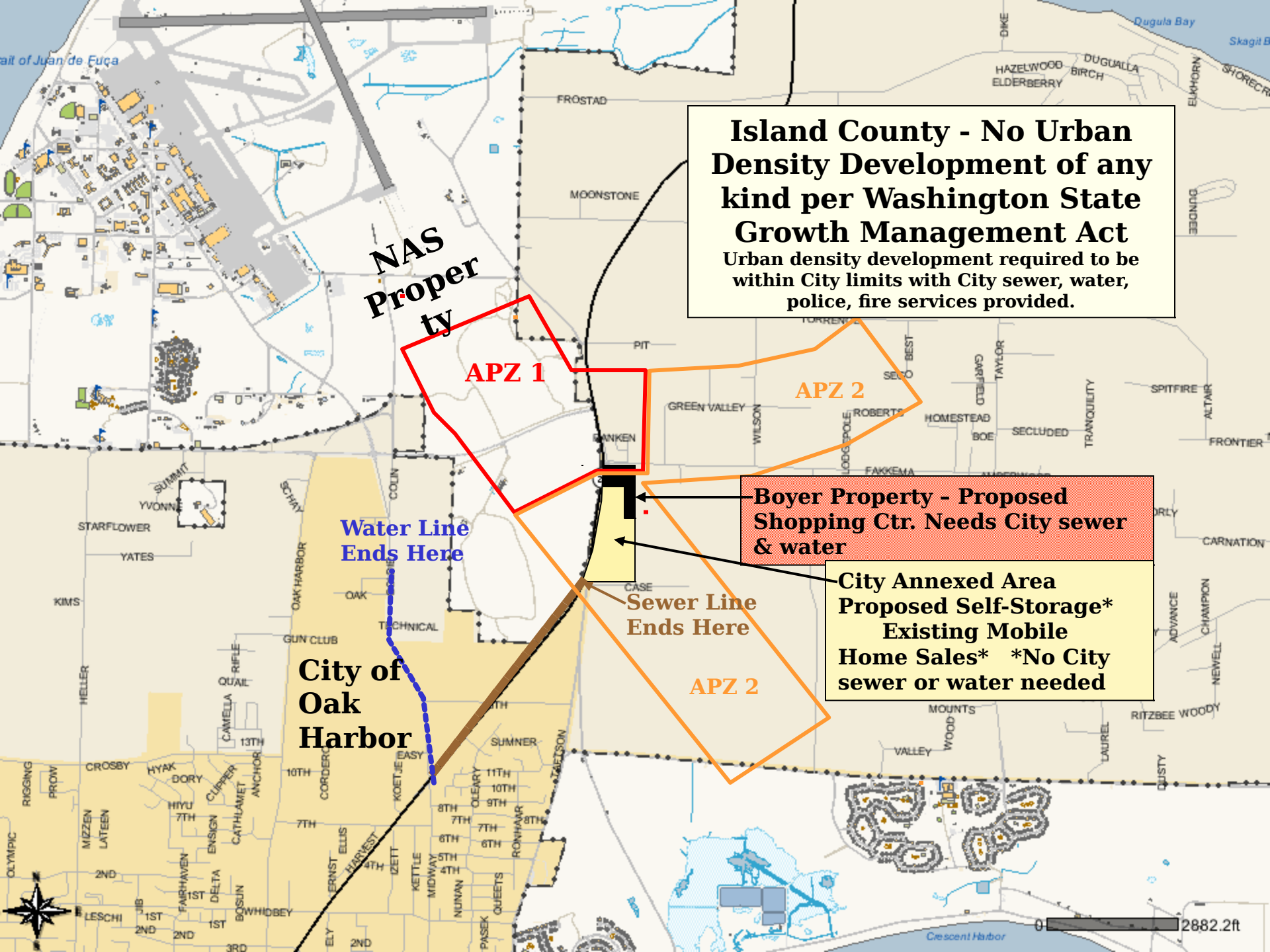
**OLF Coupeville**

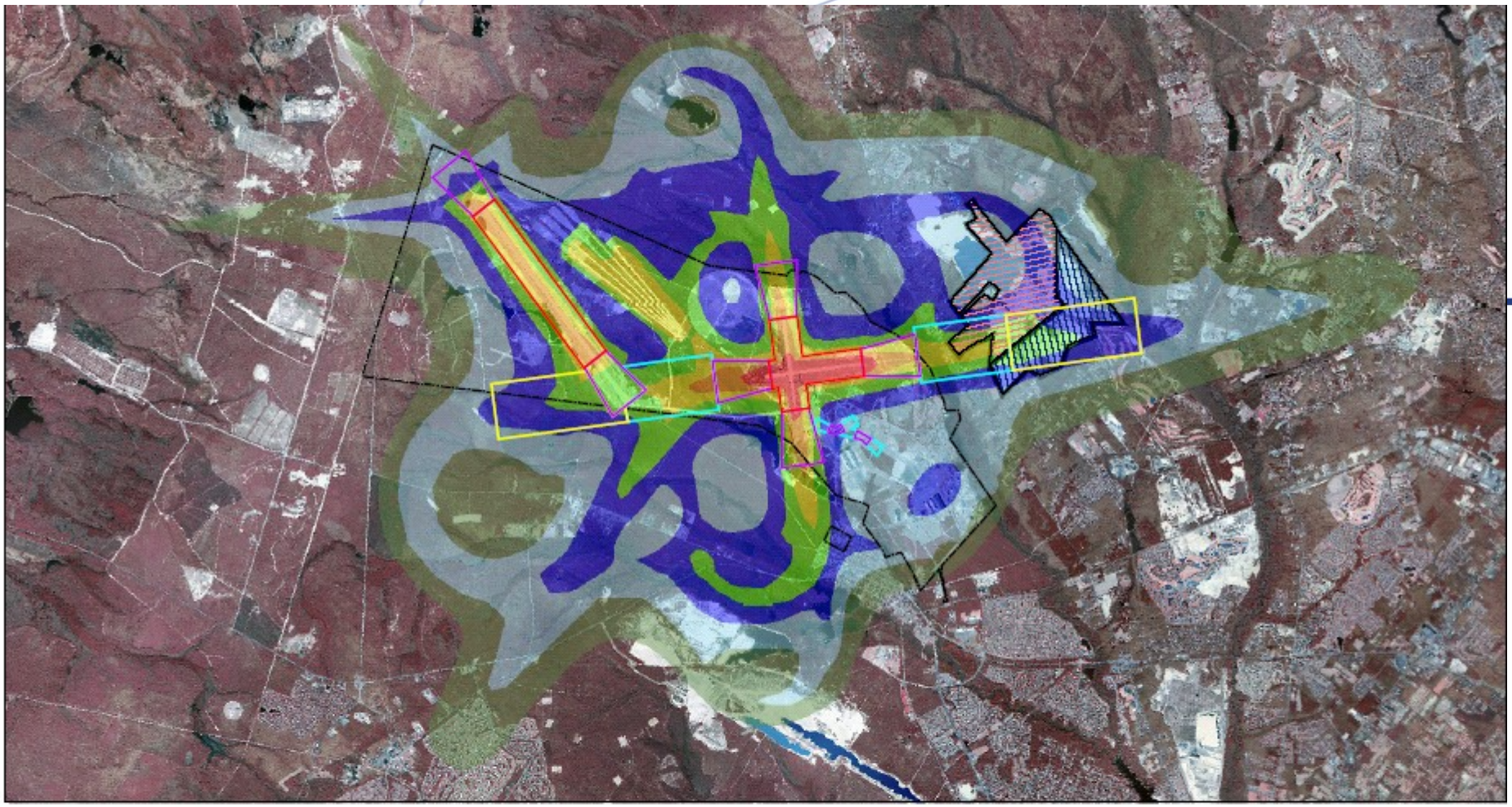
**Runway 32 Day FCLP Pattern**

**Runway 32 Night FCLP Pattern**

**Rwy 14 Day FCLP Pattern**

**Rwy 14 Night FCLP Pattern**


Island County - No Urban Density Development of any kind per Washington State Growth Management Act
Urban density development required to be within City limits with City sewer, water, police, fire services provided.
NAS Property
APZ 1
APZ 2
APZ 2
Boyer Property – Proposed Shopping Ctr. Needs City sewer & water
City Annexed Area
Proposed Self-Storage*
Existing Mobile Home Sales* *No City sewer or water needed
Water Line Ends Here
Sewer Line Ends Here
City of Oak Harbor
Dugula Bay
Skagit B
ait of Juan de Fuca
FROSTAD
MOONSTONE
HAZELWOOD
ELDERBERRY
DUGUALLA
BIRCH
DIKE
ELKHORN
SHORECR
DUNDEE
PIT
GREEN VALLEY
WILSON
ROBERTS
HOMESTEAD
BOE
SECLUDED
TRANQUILITY
SPITFIRE
ALTAIR
FRONTIER
CARNATION
CASE
SUMMIT
YVONNE
STARFLOWER
YATES
KIMS
OAK HARBOR
OAK
TECHNICAL
GUN CLUB
QUAIL
RIFLE
HELLER
CAMELLA
13TH
CROSBY
HYAK
DORY
CUPPER
ANCHOR
CATHLAMET
ENSIGN
HIYU
7TH
10TH
CORDER
KOETJE
EASY
SUMNER
11TH
9TH
8TH
6TH
5TH
4TH
OLEARY
RONHAAR
MOUNTS
VALLEY
WOOD
LAUREL
RITZBEE
WOODY
NEWELL
CHAMPION
ADVANCE
RIGGING
PROW
MIZZEN
LATEEN
OLYMPIC
2ND
1ST
3RD
FAIRHAVEN
DELTA
BOSUN
WHIDBEY
LESCHI
ERNST
ELLIS
HARVEST
IZETT
KETTLE
MIDWAY
NUNAN
QUEETS
PASEK
ELY
Crescent Harbor
0
2882.2ft




# Naval Air Station Lakehurst
# Air Installation Compatable Use Zones
# Ocean County, NJ

4/25/2006

1 inch equals 5000 ft

0 2,500 Feet

N W E S

/lenvisdell/~c17noisecontours11x17_55.mxd

Priority 1 = 223 Acres
Priority 1A 15 Acres/40 Lots
Priority 2 = 230 Acres
Priority 3 = 3767 Acres
1A
65
1
70
75
80
2
85
85
80
75
70
65
3
Mississippi River
NAS JRB NEW ORLEANS
Noise Zones